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ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING
DATE REQUESTED: NOVEMBER 20, 2013

NAME & NUMBER
OF PROJECT: REGENTS WEST CAMPUS
SP-2012-0427C

NAME OF APPLICANT
OR ORGANIZATION: Hanrahan-Pritchard Engineering Inc.
(Contact: Stephen Jamison - 512-459-4734)

LOCATION: 3231 TRAVIS COUNTRY CIR

PROJECT FILING DATE: December 19, 2012

WPDR/ENVIRONMENTAL
STAFF: Jim Dymkowski, 974-2707
james.dymkowski@austintexas.gov

WPDR/
CASE MANAGER: Michael Simmons-Smith, 974-1225
Michael.Simmons-Smith@austintexas.gov

WATERSHED: Barton Creek Watershed (Barton Springs Zone)
Drinking Water Protection Zone

ORDINANCE: Save our Springs Ordinance (Current Code)

REQUEST: Variance request is as follows:
1. To allow cut greater than 4 feet not to exceed 15 feet
LDC Section 25-8-341
2. To allow fill greater than 4 feet not to exceed 8 feet
LDC Section 25-8-342

STAFF RECOMMENDATION: Approve with conditions.

REASONS FOR RECOMMENDATION: Findings of fact have been met.



MEMORANDUM

TO: Mary Gay Maxwell, Chairperson and Members of the Environmental Board

FROM: Jim Dymkowski, Environmental Review Specialist Senior
Planning and Development Review Department

DATE: November 20, 2013

SUBJECT: Regents West Campus - SP-2012-0427C

On the November 20, 2013 agenda is a request for the consideration of two variances from LDC 25-8-341 - To allow cut greater than 4 feet not to exceed 15 feet and from LDC 25-8-342 - To allow fill greater than 4 feet not to exceed 8 feet.

Description of Property

The subject 18.27 acre property is located in the Barton Creek Watershed, which is classified as the Barton Springs Zone (Contributing), within the Drinking Water Protection Zone. It is within the City of Austin full purpose jurisdiction. The northern portion of the property contains a minor classified tributary of Barton Creek. Water and wastewater service are provided by the City of Austin. This is the west campus for the Regents School of Austin and currently is used as sports practice fields and outdoor educational facilities. The east campus on the east side of Travis Country Circle that consists of education building, parking, and other sports fields is not part of this site plan permit and variance request.

The west campus site has also begun as part of a subdivision construction plan C8-2010-0056.0B approved in May of 2012 site grading for floodplain modification to the adjacent creek. This construction plan was required to remove existing structures from within the 100yr floodplain that had been re-mapped by FEMA. The cut grading work on the west campus for this permit has been completed. The fill grading has not been completed.

Existing Topography/Soil Characteristics/Vegetation

The property predominately contains slopes of 0-10% with some small upland pockets of slopes greater than 15% that all grade toward the classified tributary on-site. Vegetation consists of Ashe juniper and some Live oak. According to the Environmental Assessment, geology at this site is characterized by the Glen Rose formation and soils consist of evenly distributed Brackett, Tarrant/Speck, and Volente soils.

Critical Environmental Features/Endangered Species

As stated in the environmental assessment and confirmed by the Watershed Protection Department Environmental Resource Management (ERM) staff, no Critical Environmental Features were found on the west campus site.

Description of Project

The proposed project is broken into two phases. Phase 1 includes new football and baseball fields and facilities, small handicap parking area, water tank, maintenance building, and water quality with SOS re-irrigation. Phase two includes a two story gym/sports office and parking. Soil made available by the cut needed to install the baseball field will be used to provide a level playing area for both fields and to complete the fill grading associated with the floodplain modification approved under the subdivision construction permit.

The project complies fully with SOS water quality standards. The project proposes to use the football field as the water quality re-irrigation area. The applicant has worked with staff to develop a detailed management plan for that purpose. The allowable impervious cover for this site is 20% of the NSA, (2.54 acres). The proposed impervious cover for the development is 9.8% of the NSA, (1.25) The applicant has agreed as a condition of the variance to restrict the total impervious cover on the west campus to 15% of the NSA, (1.909 acres).

Environmental Code Variance Request

The following variances to the land development code are being requested:

1. To allow cut greater than 4 feet not to exceed 15 feet. LDC 25-8-341.
2. To allow fill greater than 4 feet not to exceed 8 feet. LDC 25-8-342.

Conditions for Staff Approval

- 1) Restrict future development on the west campus by limiting the overall impervious cover to 15% of the net site area.
- 2) The applicant has agreed to and already provided a site specific turf management plan/IPM for the football field proposed that details the use of fertilizer and pesticide application, soil maintenance, and irrigation schedule related to its use as a re-irrigation area for the required SOS water quality control.

Recommendation

Staff recommends approval of the variance with conditions as the Findings of Fact have been met (see attached)

Similar Cases

1. Regents West Construction Plan – C8-2010-0056.0B. Is an active subdivision construction plan on this same piece of property with similar limits of cut and fill to allow for grading work to modify the adjacent floodplain. The case was recommended by the Environmental board in April of 2012.



**Planning and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Project: Regents West Campus - SP-2012-0427C
Ordinance Standard: Land Development Code Section 25-8-341
Variance Request: To allow cut greater than 4 feet not to exceed 15 feet.

Findings:

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes. Strict adherence to the code would deprive the applicant of the privilege to develop the property in a manner similar to other schools requiring the need for on-site sports fields and facilities.

2. The variance:
 - a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes. The variance is not based on the method chosen by the applicant to develop the property. The cut is necessary to provide for the construction of a level playing field while also providing a lower impact development of fields, one sports building, and limited parking. The same cut could be approved without a variance for a more intense development if buildings and parking were proposed in the same area. The code allows for cut at the depth proposed beneath building foundations. The applicant will restrict overall impervious cover to 15% net site area from the 20% allowed by the watershed regulations with this variance for the west campus. The soil generated from this cut will be used to complete the floodplain modification work on-site under construction permit C8-2010-0056.0B eliminating additional hauling of material from offsite locations.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes. This is the minimum change necessary to allow for reasonable lower impact use of the site.

- c) Does not create a significant probability of harmful environmental consequences; and
Yes. They are proposing to comply fully with SOS water quality standards. An IPM plan is in affect for the maintenance of the fields along with the entire west campus. Water quality is provided for both fields. Those areas of cut not structurally stabilized will be left at a 3to 1 slope and revegetated.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance. They are proposing to comply fully with SOS water quality standards. The applicant has agreed to and already provided a site specific turf management plan/IPM for the football field proposed that details the use of fertilizer and pesticide application related to its additional water quality use. It also details how the field's permeability will be maintained.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

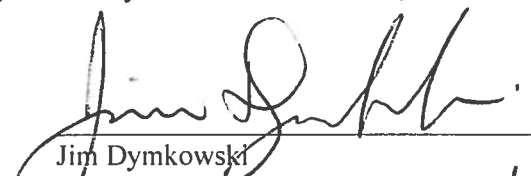
N/A.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and
N/A.

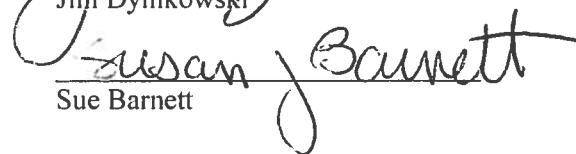
3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A.

Environmental Reviewer:


Jim Dymkowski

Environmental Program Coordinator:


Sue Barnett

Environmental Officer:

Chuck Lesniak

Date: November 8, 2013

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).



**Planning and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Project: Regents West Campus - SP-2012-0427C
Ordinance Standard: Land Development Code Section 25-8-342
Variance Request: To allow fill greater than 4 feet not to exceed 8 feet.

Findings:

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes. Strict adherence to the code would deprive the applicant of the privilege to develop the property in a manner similar to other schools requiring the need for on-site sports fields and facilities.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes. The variance is not based on the method chosen by the applicant to develop the property. The fill is necessary to provide for the construction of a level playing field while also providing a lower impact development of fields, one sports building, and limited parking. The same fill could be approved without a variance for a more intense development if buildings and parking were proposed in the same area. The code allows for fill at the height proposed beneath building foundations. The applicant will restrict overall impervious cover to 15% net site area from the 20% allowed by the watershed regulations with this variance for the west campus. The fill material will be generated on-site from the proposed plan cut and will be used to complete the floodplain modification work under construction permit C8-2010-0056.0B eliminating additional hauling of material from offsite locations.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes. This is the minimum change necessary to allow for reasonable lower impact use of the site.

- c) Does not create a significant probability of harmful environmental consequences; and
Yes. They are proposing to comply fully with SOS water quality standards. An IPM plan is in affect for the maintenance of the fields along with the entire west campus. Water quality is provided for both fields. Those areas of fill not structurally stabilized will be left at a 3to 1 slope and revegetated.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance. They are proposing to comply fully with SOS water quality standards. The applicant has agreed to and already provided a site specific turf management plan/IPM for the football field proposed that details the use of fertilizer and pesticide application related to its additional water quality use. It also details how the field's permeability will be maintained.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

N/A.

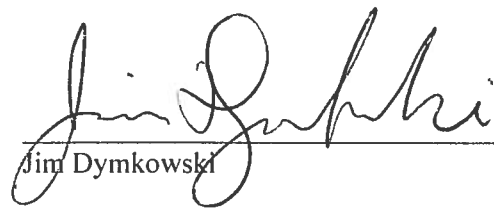
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

N/A.

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A.

Environmental Reviewer:


Jim Dymkowski

Environmental Program Coordinator:

Sue Barnett

Environmental Officer:

Chuck Lesniak

Date: November 8, 2013

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).

Regents West Campus
SP-2012-0427C
Driving Directions

Beginning at Austin City Hall 301 W 2nd Street:

Go west on Cesar Chavez approximately 1.2 miles.

Go south on Mopac Loop 1 approximately 4.3 miles to exit for Southwest Parkway.

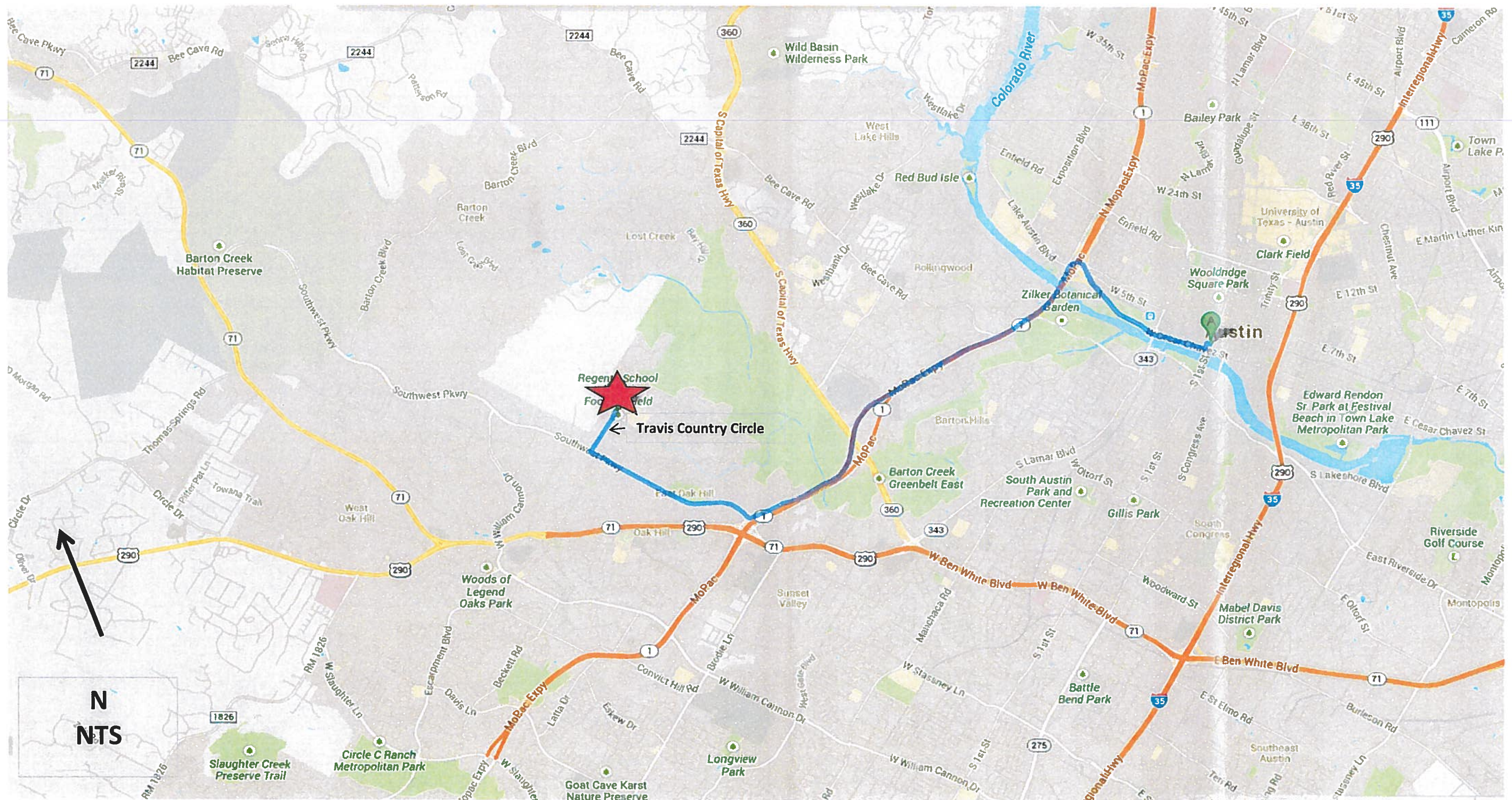
Turn right and go east on Southwest Parkway approximately 1.8 miles.

Turn right onto Foster Ranch Rd. and travel approximately .5 miles.

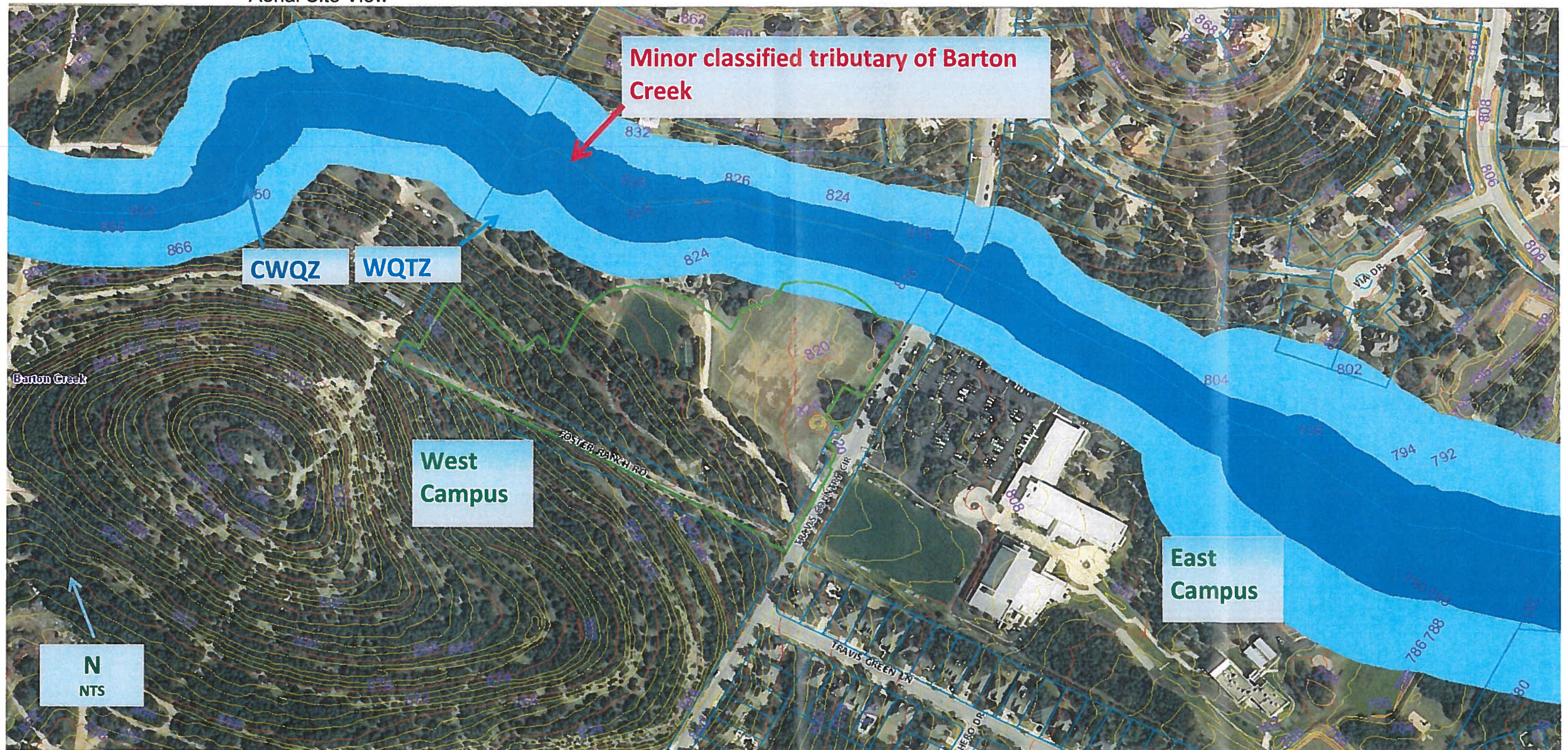
Foster Ranch Rd. becomes Travis Country Circle.

3231 Travis Country Circle is on the left side of the road.

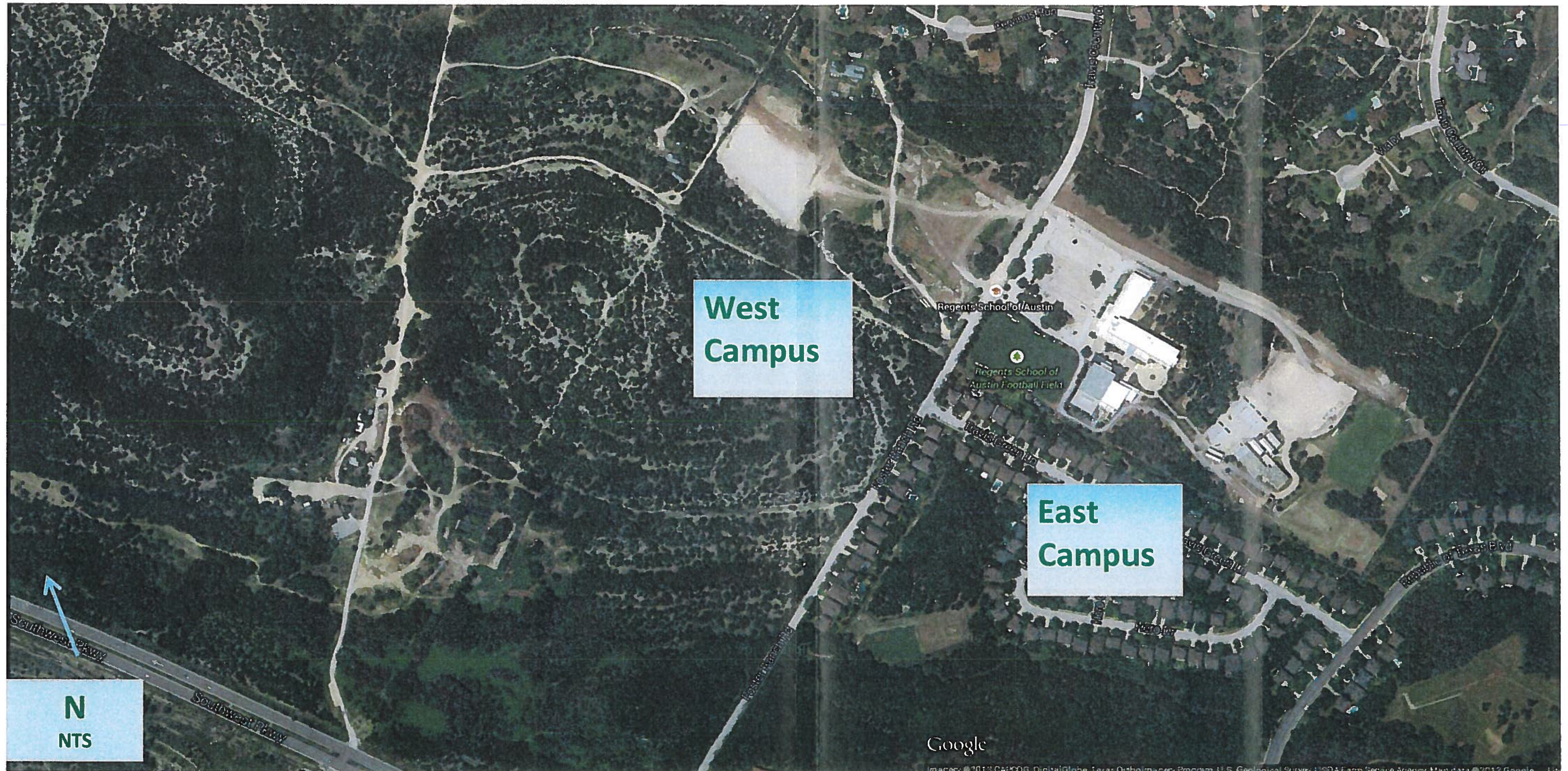
Regents West Campus
SP-2012-0427C
Site Location



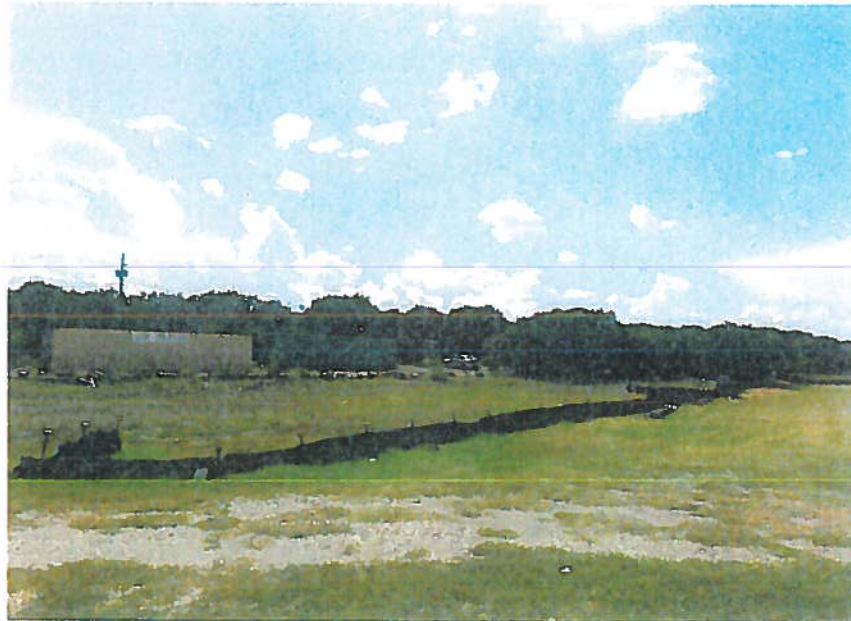
Regents West Campus
SP-2012-0427C
Aerial Site View



Regents West Campus
SP-2012-0427C
Current Site Conditions



Regents West Campus
SP-2012-0427C
Site Photos



Area of proposed cut not to exceed 15 feet looking west



Area of proposed fill not to exceed 8 feet looking north

Regents West Cmapus
SP-2012-0427C
Site Photos - Continued



On-site minor classified tributary looking west



ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

Insert Applicant Variance Request Letter here.

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant Regents School of Austin
Street Address 3230 Travis Country Circle

City State ZIP Code Austin, Texas 78735

Work Phone Ron Wood (512-899-8095)

E-Mail Address rwood@regents-austin.com

Variance Case Information

Case Name Regents West Campus

Case Number SP-2012-0427C

Address or Location 3231 Travis Country Circle

Environmental Reviewer
Name Jim Dymkowski

Applicable Ordinance SOS / Barton Springs Zone

Watershed Name Barton Creek

Watershed Classification ☐ Urban ☐ Suburban ☐ Water Supply Suburban
 ☐ Water Supply Rural ☒ Barton Springs Zone

Edwards Aquifer Recharge
Zone ☒ Barton Springs Segment ☐ Northern Edwards Segment
 ☐ Not in Edwards Aquifer Zones

November 8, 2013

Edwards Aquifer
Contributing Zone

☒ Yes ☐ No

Distance to Nearest
Classified Waterway

Minor waterway onsite.

Water and Waste Water
service to be provided by

City of Austin

Request

The variance request is as follows (Cite code references:

25-8-341 (Cut) – the requested variance is to allow for 15 feet of cut
instead of the required 4 feet.

Impervious cover	Existing	Proposed
square footage:	<u>13,327 sf</u>	<u>54,355 sf</u>
acreage:	<u>0.30 ac</u>	<u>1.25 ac</u>
percentage:	<u>1.64%</u>	<u>6.84%</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The Regents West Campus side is currently undeveloped, but is used for recreational purposes by the schoolchildren of the existing Regents School. Ashe juniper is predominant in the southern portion of the site, with live oak, Spanish oak, cedar elm and hackberry species along the eastern and northern portions of the site.</p> <p>The tract slopes from the southeast to the northwest. Slopes on the site range from approximately 1% in the northeast portion to approximately 15% in the southwest portion. A tributary to Sycamore Creek lies along the northern property line (Sycamore Creek drains to Barton Creek).</p> <p>Soils are generally of the Brackett (BID), the Tarrant and Speck (TcA), and Volente Complex (VoD) Series (“Soil Survey of Travis County, Texas”, USDA SCS, 1974).</p> <p>Runoff drains overland generally from southwest to northeast across the site. A tributary of Sycamore Creek runs from west to east along the northern property line.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	In order to utilize existing dirt onsite, construction of the proposed ballfields requires cut in certain areas, specifically, up to 15 feet. A limitation of 15% impervious cover is proposed (20% is allowed). Additionally, a site specific turf management plan/IPM was prepared that details the use of fertilizer and pesticide application related to the additional water quality use.
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Regents West Campus

Ordinance: SOS Ordinance

- A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:
1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

YES - Strict application of the requirement would prevent the ability to construct the proposed ballfields and would cause for a more impactful development on the land such as standard buildings. Standard building development would be of the same disturbance and impervious cover, but would not require technical variances by Code. The ballfields are proposed in order to provide students with an onsite area to play actual games rather than driving across the aquifer to other ballfields. The proposed cut also provides for the existing dirt to be utilized for the floodplain improvement construction that is ongoing so that additional trucking (more than 4,000 truck trips for 20,000 yards) does not affect the surrounding landowners and allows for dirt from another portion of the property to be used vs hauling in dirt of unknown origin. Overall, the proposed fields provide for a low impact development that is a better use of the land. The owner is proposing to limit the entire west campus development area to 15% impervious cover, which eliminates future development (20% is allowed). Lastly, a site specific turf management plan/IPM was prepared that details the use of fertilizer and pesticide application related to the additional water quality use.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

YES – The proposed cut is necessary to design a more low impact development such as ballfields and a fieldhouse rather than the addition of more buildings. There are no special privileges to be enjoyed that other similarly situated properties do not share. We are trying to create a development that causes fewer disturbances on the aquifer as a whole by keeping students from driving across town to play games at other fields, thereby eliminating the addition of trucks hauling extra dirt for completion of the recently approved floodplain improvements. This request has nothing to do with the way the land was subdivided.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

YES – The proposed variance is unique to this site and is the minimum change necessary to allow for the development of a low impact use that meets current SOS water quality, reduces vehicle trips over the aquifer and provides for additional dirt for the approved floodplain improvements.

- c) Does not create a significant probability of harmful environmental consequences; and

YES – The proposed cut is approximately the same amount of cut that would be necessary regardless of whether ballfields or buildings were constructed. The development of ballfields and an associated field house are a low impact use compared with the development of traditional buildings that would result in the same amount of cut. The major difference in the option of buildings or ballfield construction is that the cut under a proposed building would not technically require a variance. Thus, the land disturbance is the same, avoids deprivation of privileges to others and is not harmful to the environment.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.



Exhibits for Board Backup and/or Presentation

Please attach and paginate.

- Aerial photos of the site (backup and presentation)
- Site photos (backup and presentation)
- Aerial photos of the vicinity (backup and presentation)
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (backup and presentation)
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- Site plan showing existing conditions if development exists currently on the property (presentation only)
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (backup and presentation)
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- Applicant’s variance request letter (backup only)



ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE



Insert Applicant Variance Request Letter here.



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Environmental Reviewer Name Jim Dymkowski

Applicable Ordinance SOS / Barton Springs Zone

Watershed Name Barton Creek

Watershed Classification ☐ Urban ☐ Suburban ☐ Water Supply Suburban
 ☐ Water Supply Rural ☒ Barton Springs Zone

Edwards Aquifer Recharge Zone ☒ Barton Springs Segment ☐ Northern Edwards Segment
 ☐ Not in Edwards Aquifer Zones

November 8, 2013

Edwards Aquifer
Contributing Zone

☒ Yes ☐ No

Distance to Nearest
Classified Waterway

Minor waterway onsite.

Water and Waste Water
service to be provided by

City of Austin

Request

The variance request is as follows (Cite code references:
25-8-342 (Fill) – the requested variance is to allow for 8 feet of fill
instead of the required 4 feet.

Impervious cover	Existing	Proposed
square footage:	<u>13,327 sf</u>	<u>54,355 sf</u>
acreage:	<u>0.30 ac</u>	<u>1.25 ac</u>
percentage:	<u>1.64%</u>	<u>6.84%</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The Regents West Campus side is currently undeveloped, but is used for recreational purposes by the schoolchildren of the existing Regents School. Ashe juniper is predominant in the southern portion of the site, with live oak, Spanish oak, cedar elm and hackberry species along the eastern and northern portions of the site.</p> <p>The tract slopes from the southeast to the northwest. Slopes on the site range from approximately 1% in the northeast portion to approximately 15% in the southwest portion. A tributary to Sycamore Creek lies along the northern property line (Sycamore Creek drains to Barton Creek).</p> <p>Soils are generally of the Brackett (BID), the Tarrant and Speck (TcA), and Volente Complex (VoD) Series (“Soil Survey of Travis County, Texas”, USDA SCS, 1974).</p> <p>Runoff drains overland generally from southwest to northeast across the site. A tributary of Sycamore Creek runs from west to east along the northern property line.</p>	

November 8, 2013

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)

In order to utilize existing dirt onsite, construction of the proposed ballfields requires fill in certain areas, specifically, up to 8 feet. A limitation of 15% impervious cover is proposed (20% is allowed). Additionally, a site specific turf management plan/IPM was prepared that details the use of fertilizer and pesticide application related to the additional water quality use.

FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Regents West Campus

Ordinance: SOS Ordinance

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

- 1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

YES - Strict application of the requirement would prevent the ability to construct the proposed ballfields and would cause for a more impactful development on the land such as standard buildings. Standard building development would be of the same disturbance and impervious cover, but would not require technical variances by Code. The ballfields are proposed in order to provide students with an onsite area to play actual games rather than driving across the aquifer to other ballfields. The proposed cut also provides for the existing dirt to be utilized for the floodplain improvements construction that is ongoing so that additional trucking (more than 4,000 truck trips for 20,000 yards) does not affect the surrounding landowners and allows for dirt from another portion of the property to be used vs hauling in dirt of unknown origin. Overall, the proposed fields provide for a low impact development that is a better use of the land. The owner is proposing to limit the entire west campus development area to 15% impervious cover, which eliminates future development (20% is allowed). Lastly, a site specific turf management plan/IPM was prepared that details the use of fertilizer and pesticide application related to the additional water quality use.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

YES – The proposed fill is necessary to design a more low impact development such as ballfields and a fieldhouse rather than the addition of standard buildings. There are no special privileges to be enjoyed that other similarly situated properties do not share. We are trying to create a development that causes less disturbance on the aquifer as a whole by keeping students from driving across town to play games at other fields, thereby eliminating the addition of trucks hauling extra dirt for the completion of the recently approved floodplain improvements and related to the companion cut request. This request has nothing to do with the way the land was subdivided.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

YES – The proposed variance is unique to this site and is the minimum change necessary to allow for the development of a low impact use that meets current SOS water quality, reduces vehicle trips over the aquifer while providing for additional dirt for the approved floodplain improvements.

- c) Does not create a significant probability of harmful environmental consequences; and

YES – The proposed fill is approximately the same amount of fill that would be necessary regardless of whether ballfields or buildings were constructed. The development of ballfields and an associated field house are a low impact use compared with the development of traditional buildings that would result in the same amount of fill. The major difference in the option of buildings or ballfield construction is that the fill under a proposed building would not technically require a variance. Thus, the land disturbance is the same, avoids deprivation of privileges to others and is not harmful to the environment.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

November 8, 2013

YES – SOS water quality is required for development of the property and the variance will still require compliance with SOS water quality controls.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

N/A – no development is proposed in the CWQZ or the WQTZ.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

N/A – no development is proposed in the CWQZ or the WQTZ.

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A – no development is proposed in the CWQZ or the WQTZ.

****Variance approval requires all above affirmative findings.**



Exhibits for Board Backup and/or Presentation

Please attach and paginate.

- Aerial photos of the site (backup and presentation)
- Site photos (backup and presentation)
- Aerial photos of the vicinity (backup and presentation)
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (backup and presentation)
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- Site plan showing existing conditions if development exists currently on the property (presentation only)
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (backup and presentation)
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- Applicant’s variance request letter (backup only)

M. TROJAN & ASSOCIATES
Environmental Consultants

July 31, 2013

Steve Jamison, PE
Hanrahan-Pritchard Engineering, Inc.
8333 Cross Park Drive
Austin, Texas 78754

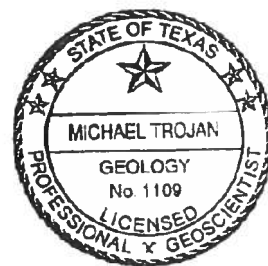
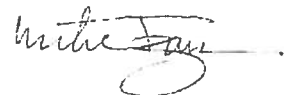
Subject: Report of City of Austin *Environmental Assessment* – Revise
Regents School of Austin – West Campus Tract
3230 Travis Country Circle
Austin, Travis County, Texas 78735
MTA Project No. HPE-10-011

Mr. Jamison:

This report represents revision of the original *Environmental Assessment* report (dated May 26, 2010) prepared for the above-referenced property, and is based on recent technical discussions between City of Austin (COA) representatives, the Developer (Regents School of Austin) and the Project Engineer. The report provides the environmental information required for the COA submittal, including certain "environmental elements" and other environmental factors that the COA may require as part of your Site Plan submittal as well as for potential future re-submittals. This *Environmental Assessment* was prepared in accordance with the COA *Environmental Criteria Manual*, Water Quality Management Section 1.3.0 and the COA *Land Development Code* (LDC) Sections 25-8-121 through 25-8-125. Based on discussions

Thank you for providing me with the opportunity to assist you in environmental matters associated with the proposed project. Should you have any questions or require additional information, please feel free to contact me at 258-6606 or forward an email to mtrojan@austin.rr.com.

Respectfully,



Michael Trojan, CPG
M. TROJAN & ASSOCIATES

Licensed Professional Geoscientist #1109

c: MTA Project File HPE-10-011

TABLE OF CONTENTS

1.0 OVERVIEW	1
1.1 STUDY AREA.....	1
1.2 PROPOSED SITE DEVELOPMENT.....	1
1.3 PREVIOUSLY PUBLISHED REPORTS	2
2.0 ENVIRONMENTAL ELEMENTS.....	3
2.1 HYDROGEOLOGIC ELEMENT.....	3
2.1.1 Topography and Surface Water Hydrology.....	3
2.1.2 Soils	3
2.1.3 Geology.....	4
2.2 VEGETATIVE ELEMENT.....	5
2.3 UTILITIES ELEMENT	6
2.4 POLLUTION ATTENUATION PLAN	7
3.0 CRITICAL ENVIRONMENTAL FEATURES	8
3.1 ONSITE FEATURES	8
3.1.1 Springs/Seeps	8
3.1.2 Bluffs.....	8
3.1.3 Canyon Rimrock	8
3.1.4 Caves	8
3.1.5 Sinkholes and Other Recharge Features.....	9
3.1.6 Wetlands	9
3.1.7 Other Features.....	9
3.2 OFFSITE FEATURES	9
4.0 ENDANGERED SPECIES	10
5.0 CONCLUSIONS AND RECOMMENDATIONS	11
6.0 REFERENCES	12

APPENDICES

APPENDIX A: FIGURES

Figure 1 – Site Location Map
Figure 2 – Site Aerial Photograph
Figure 3 – Site Development Plan
Figure 4 – Site Topographic Map
Figure 5 – Site Soils Map
Figure 6 – General Geologic Map

1.0 OVERVIEW

M. Trojan & Associates was retained to conduct a City of Austin (COA) *Environmental Assessment* for proposed development on the Regents School of Austin West Campus Tract located at 3230 Travis Country Circle in Austin, Travis County, Texas (refer to Figures 1 and 2 of Appendix A). The information provided herein addresses certain "environmental elements" and other environmental factors that the COA may require as part of the Site Plan submittal. The essential environmental elements include: (1) hydrogeologic element, (2) vegetative element, (3) utilities element, (4) Pollution Attenuation Plan, and (5) Critical Environmental Features (CEFs) – as defined by the COA. In addition, rare plant species are addressed as part of the vegetative element and endangered species are addressed at the end of the report. This *Environmental Assessment* was prepared in accordance with the COA *Environmental Criteria Manual*, Water Quality Management Section 1.3.0 and the COA Land Development Code (LDC) Sections 25-8-121 through 25-8-125.

The field reconnaissance for this *Environmental Assessment* was conducted on May 19 and 20, 2010 by Mr. Michael Trojan, a Professional Geologist/Hydrogeologist certified by the Texas Board of Professional Geoscientists. Mr. Trojan has a total of 29 years of experience in all aspects of the environmental field and 19 years (1994 – present) direct experience in conducting vegetation surveys, geologic assessments over the Edwards Aquifer Recharge Zone and other karst terrain, CEFs assessments, and endangered species habitat assessments for land developers in the Central Texas area.

1.1 Study Area

The subject property represents the West Campus component of the Regents School of Austin property. The West Campus Tract is comprised of approximately 18 acres of partially developed land located on the northwest side of Travis Country Circle (refer to Figures 1 and 2 of Appendix A). The tract is generally undeveloped with minor improvements that include a large sports field, baseball field, and an area designated for gardening (refer to Figure 2 of Appendix A). The southwestern one-third of the tract is undeveloped. The tract is utilized for sporting events.

The entire Regents School property lies in an area of primarily single-family home residential developments and undeveloped land.

1.2 Proposed Site Development

Based on review of a draft Site Plan provided by Hanrahan-Pritchard Engineering, Inc., as of the writing of this COA *Environmental Assessment* the proposed improvements on the tract are as follows (also refer to Figure 3 of Appendix A):

- Two sports fields;
- Field houses;

2.0 ENVIRONMENTAL ELEMENTS

2.1 Hydrogeologic Element

***Environmental Criteria Manual, Water Quality Management, Section 1.3.1
Land Development Code Section 25-8-122***

2.1.1 Topography and Surface Water Hydrology

According to a site topographic map provided by Hanrahan-Pritchard Engineering, Inc. and the COA GIS, the undeveloped west-southwestern portion of the tract slopes at medium slopes toward the east-northeast and the central and eastern parts of the property slope gently toward the east-southeast. Topographic elevations on the tract range between approximately 870 and 815 feet above mean sea level (msl), with the highest elevations located in the western corner of the tract and the lowest at the east-northeast corner within an ephemeral drainage at Travis Country Circle.

The topography on the tract provides for relatively rapid runoff on the western-southwestern portion of the tract and potentially slow runoff rate on the remainder of the tract. As is depicted in Figure 4 of Appendix A, stormwater runoff generated on the tract flows toward the east and southeast and to the ephemeral drainage way along the northeast property boundary.

The area represented by the West Campus Tract lies in the Barton Creek and Barton Springs Zone watersheds. According to review of the FEMA Flood Insurance Rate Map and COA GIS, a portion of the tract associated with the ephemeral drainage way lies within the 100-year floodplain (Note: the width of the floodplain on the tract is controlled to a certain degree by the flow-through/culvert at Travis Country Circle) (refer to Site Plan). Moreover, the ephemeral drainage way has a defined Critical Water Quality Zone (CWQZ) and Water Quality Transition Zone (WQTZ) (refer to Figure 4 of Appendix A).

2.1.2 Soils

According to the *Soil Survey of Travis County, Texas*, the soils that are reported to be on the subject property are as described below (also refer to Figure 5 of Appendix A for soil type locations). In addition, the following report was reviewed as part of this *Environmental Assessment*:

Report Title: Untitled Subsurface Drilling/Geotechnical Report
Report Date: February 11, 1999
Prepared For: Hunter Shadburne, PE
Austin Civil Engineering, Inc.
2708 S. Lamar Blvd., Suite 200-A
Austin, Texas 78704
Prepared By: Jack H. Holt, PhD & Associates, Inc.

In addition, it has been reported that some components of the tracts along a narrow band within the ephemeral drainage way may be covered with Alluvium (Qal). The Alluvium is comprised of unconsolidated clay, silt, sand, gravel and cobbles. The presence of Alluvium was observed in the field.

Given that majority of the subject property is covered with relatively thick soils, true geologic outcrops were observed only in isolated areas, primarily along subtle topographic slope breaks on the southwestern one-third of the West Campus tract. All intact and loose outcrops were observed to be comprised of massive limestone with common solution-filled fractures and micro-fractures (refer to field photographs in Appendix B). Although not observed to be widespread, vuggy characteristics were observed in selected outcrop fragments, with voids in the 0.25- to one-inch range and up to three inches in size.

2.2 Vegetative Element

**Environmental Criteria Manual, Water Quality Management, Section 1.3.2
Land Development Code, Section 25-8-123**

This section describes the general vegetation on the tract as well as the presence of rare plant species, if any are present. Plant communities on the property were characterized according to the dominant plant taxa present. Qualitative observations of plant cover, structure, and spatial changes in vegetation species composition were also used to determine areas of common communities (if present).

Large vegetation and related information associated with the tract is discussed below (also refer to Figure 7 of Appendix A for a vegetation map, Appendix B for photographs and the tree survey in the Site Plan).

Vegetation Zone A

- Large Vegetation:

100% Ashe juniper (*Juniperus ashei*); 1- to 10-inch trunk diameters
Trace of Southern live oak (*Quercus fusiformis*); 1- to 3-inch trunk diameters
- Canopy:

75 – 100% medium canopy
- Ground Cover:

Sparse ground cover of unspecified native grasses
- Notes:

Majority of Zone A represents generally undeveloped landscape of medium topographic slopes, with medium- to old-growth cedar trees.

infrastructure proposed within a CWQZ, this section does not apply.

2.4 Pollution Attenuation Plan

Land Development Code, Section 25-8-125

According to the COA administrative and environmental criteria manuals, an applicant proposing an industrial use, as defined in LDC Section 25-2-5, that is not completely enclosed in a building shall provide a Pollutant Attenuation Plan (PAP). The intent of the PAP is to provide information regarding water quality best management practices for open-air industrial activities and to establish criteria for site development and reclamation. As the Site Plan does not propose an industrial use that is not completely enclosed in a building, this section does not apply.

3.1.5 Sinkholes and Other Recharge Features

The COA *Environmental Criteria Manual* defines a sinkhole as a circular or oblong depression formed in soluble rock by the action of subterranean water which is a potential point of significant recharge (with or without a surface opening). The *Environmental Criteria Manual* also observes other features such as faults, solution cavities and enlarged fractures as potential points of recharge.

Based on observations made across the entire property, no sinkholes or other recharge features were identified.

3.1.6 Wetlands

The *Environmental Criteria Manual* defines a wetland as land transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. An area is classified as a wetland if it meets the Army Corps of Engineers (USACE) three parameter technical criteria as outlined in the USACE 1987 *Wetlands Delineation Manual*.

Based on observations made across the entire property, no wetland features were identified.

3.1.7 Other Features

Based on observations made across the entire property, no other features were identified.

While not considered a feature/CEF, it is noted here that a water well is located on the tract. The well is located near the south-southeast property corner (refer to Figure 8 of Appendix A and photograph in Appendix B). Currently, the well is in use by the Regents School.

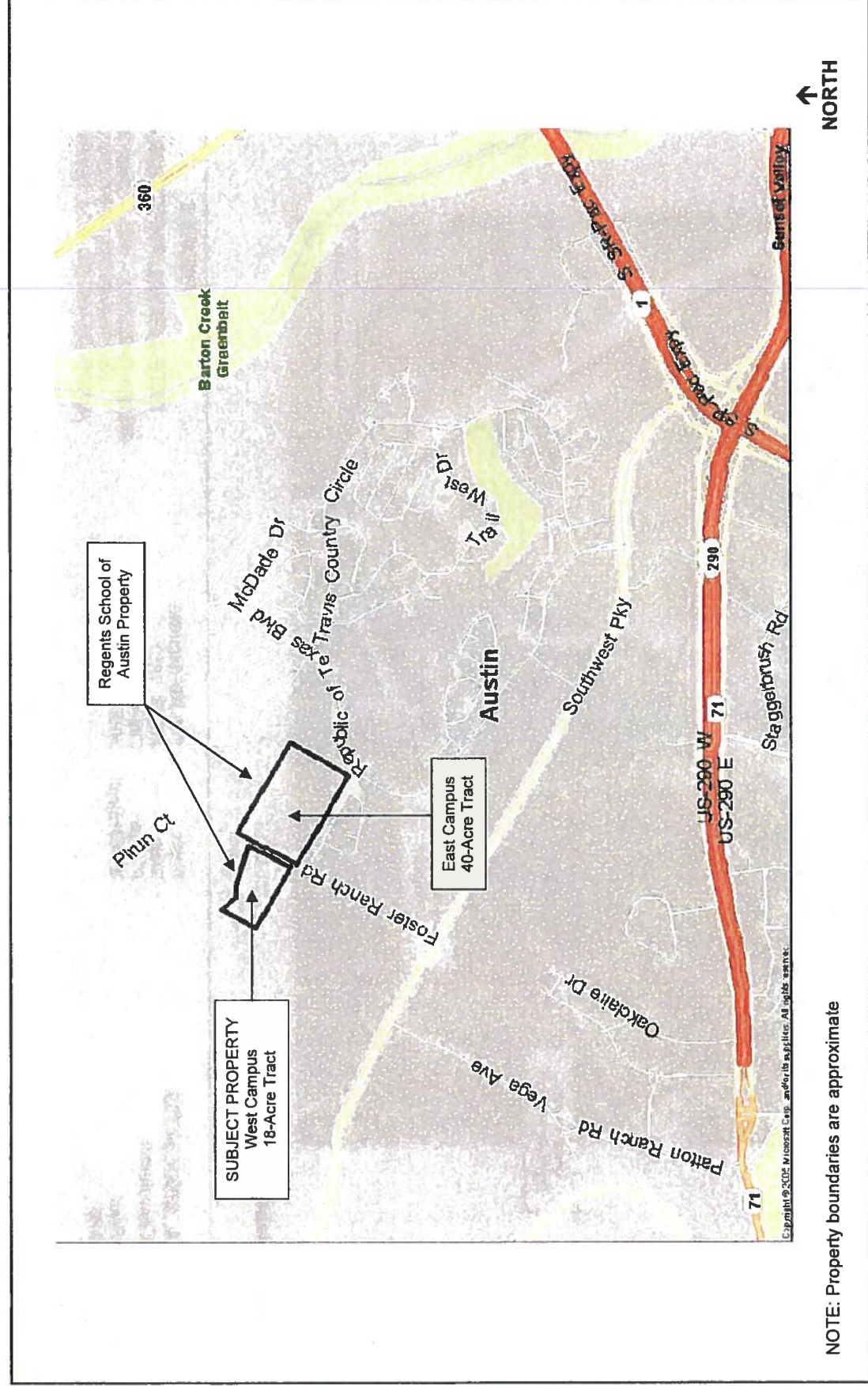
3.2 Offsite Features

The field reconnaissance also included inspection of neighboring properties a distance of approximately 150 to 200 feet (as practicable) from all boundaries of the subject property for identification of offsite CEFs that could be deemed as significant in terms of development on the property. Based on the offsite reconnaissance, no features were identified.

5.0 CONCLUSIONS AND RECOMMENDATIONS

M. Trojan & Associates has conducted a COA *Environmental Assessment* for proposed development on the Regents School of Austin West Campus Tract located at 3230 Travis Country Circle in Austin, Travis County, Texas. Based on research and field reconnaissance conducted as part of this *Environmental Assessment*, this report provides the following conclusions and recommendations:

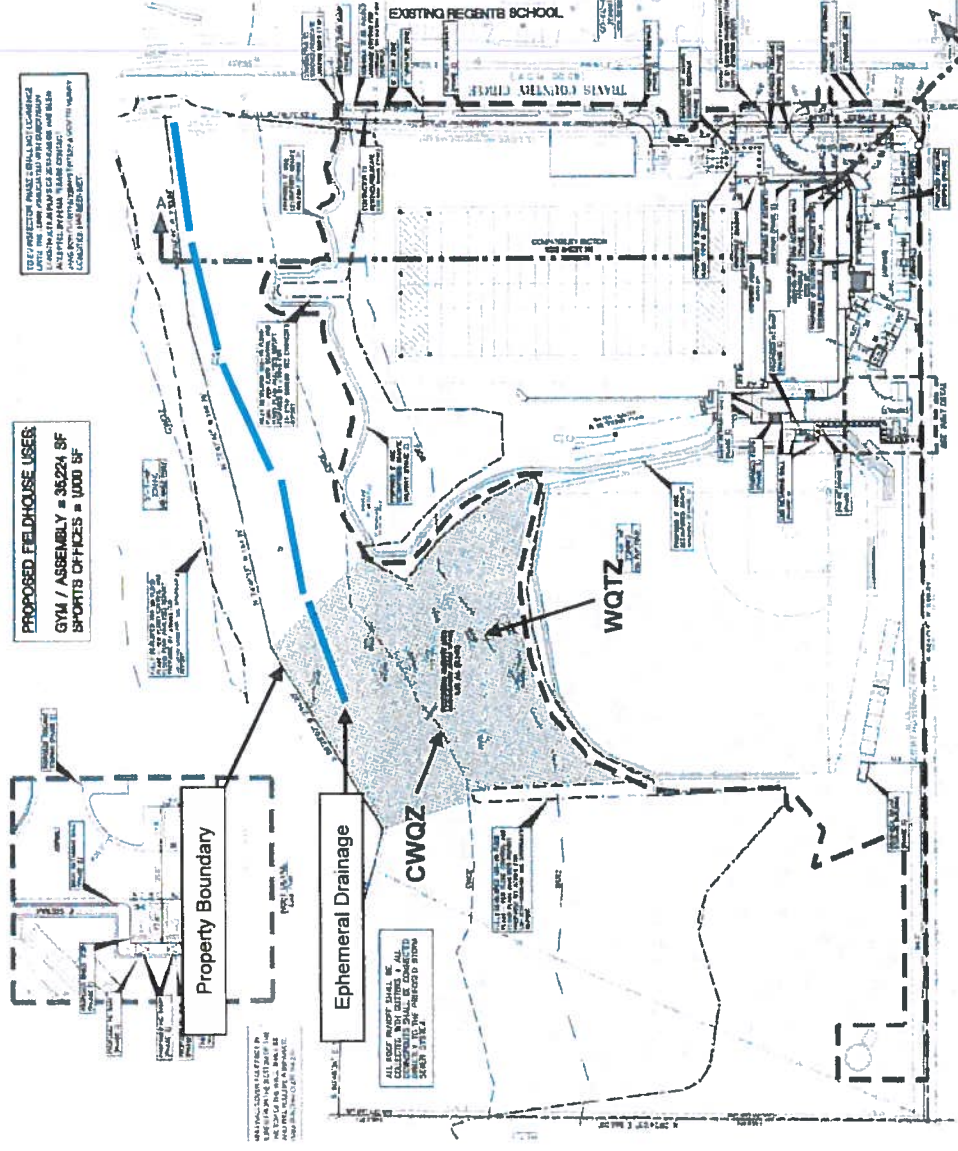
- Characteristics of soils that cover the tract are the primary factors that influence potential subsurface recharge on the property. Presence of generally medium-thick to thick, fine-grained soils with reported moderately-slow permeability suggests that overall recharge potential to the subsurface via soils is moderately-slow.
- No CEFs were identified as specific points of subsurface recharge that would require protection in light of the proposed development.
- According to the Site Plan, proposed development on the West Campus Tract includes two sports fields, field houses, paved parking area, permanent and temporary grandstands, stormwater detention pond, and crushed granite walking trail. Based on the distribution of trees on the tract, it is assessed that existing old-growth trees can be protected to the greatest extent practicable.
- The subject property does not provide habitat for the Golden-cheeked Warbler and endangered cave species.



NOTE: Property boundaries are approximate

M. TROJAN & ASSOCIATES
Environmental Consultants
8244 Lime Creek Road
Leander, Texas 78641
(512) 258-6606

FIGURE 1
SITE LOCATION MAP
REGENTS SCHOOL - WEST CAMPUS TRACT
3230 TRAVIS COUNTRY CIRCLE
AUSTIN, TRAVIS COUNTY, TEXAS 78735



Source: Hanrahan-Pritchard Engineering, Inc.

FIGURE 3

SITE DEVELOPMENT PLAN

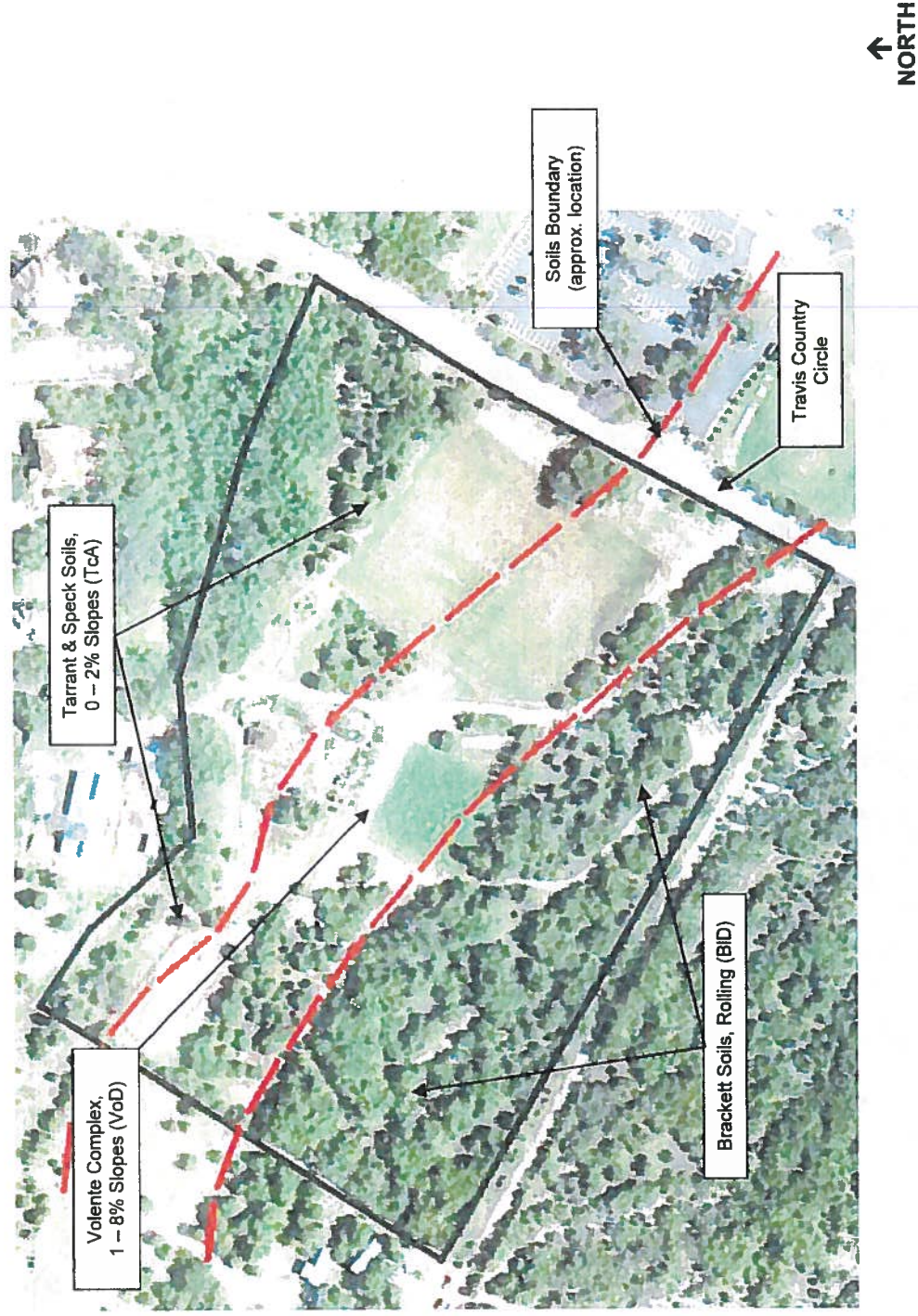
REGENTS SCHOOL – WEST CAMPUS TRACT
 3230 TRAVIS COUNTY CIRCLE
 AUSTIN, TRAVIS COUNTY, TEXAS 78735

M. TROJAN & ASSOCIATES
 Environmental Consultants
 8244 Lime Creek Road
 Leander, Texas 78641
 (512) 258-6606

Scale:
 No Scale

Date:
 July 31, 2013

Project:
 City of Austin EA
 MTA Project: HPE-10-011

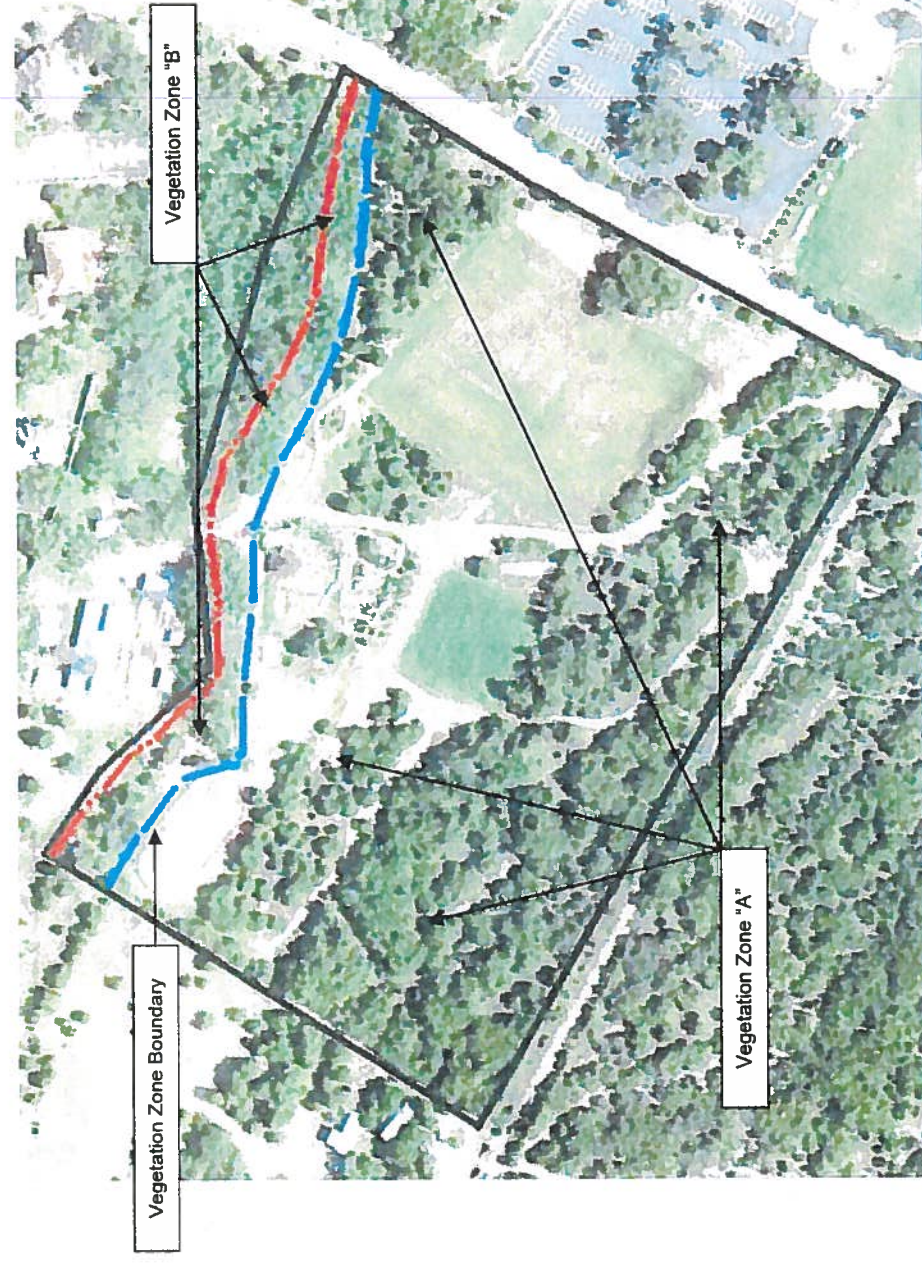


Source: Soil Survey of Travis County

M. TROJAN & ASSOCIATES
Environmental Consultants
8244 Lime Creek Road
Leander, Texas 78641
(512) 258-6606

Scale: 1" = 240' (approx.)
Date: July 31, 2013
Project: City of Austin EA
MTA Project: HPE-10-011

FIGURE 5
SITE SOILS MAP
REGENTS SCHOOL - WEST CAMPUS TRACT
3230 TRAVIS COUNTRY CIRCLE
AUSTIN, TRAVIS COUNTY, TEXAS 78735



↑
NORTH

M. TROJAN & ASSOCIATES
Environmental Consultants
8244 Lime Creek Road
Leander, Texas 78641
(512) 258-6606

Scale: 1" = 240' (approx.)
Date: July 31, 2013
Project: City of Austin EA
MTA Project: HPE-10-011

FIGURE 7
SITE VEGETATION MAP
REGENTS SCHOOL - WEST CAMPUS TRACT
3230 TRAVIS COUNTRY CIRCLE
AUSTIN, TRAVIS COUNTY, TEXAS 78735

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 1]



Project: City of Austin Environmental Assessment
Site: Regents School of Austin – West Campus Tract
Location: 3230 Travis Country Circle, Austin, Travis County, Texas 78735
Date Taken: May 19 and 20, 2010
Photographer: Michael Trojan, CPG

Description: View of the existing sports field on the southeastern portion of the West Campus tract, with Travis Country Circle in the background. Photograph taken facing east.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 3]

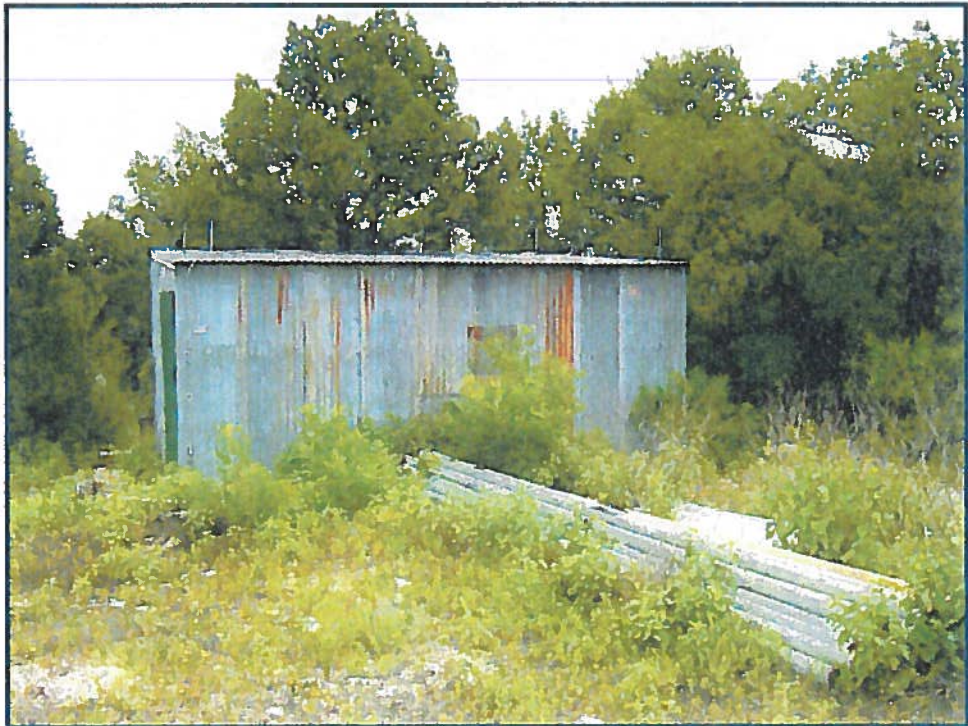


Project: City of Austin Environmental Assessment
Site: Regents School of Austin – West Campus Tract
Location: 3230 Travis Country Circle, Austin, Travis County, Texas 78735
Date Taken: May 19 and 20, 2010
Photographer: Michael Trojan, CPG

Description: View of the existing gardens area in the north-central portion of the West Campus tract. Photograph taken facing west.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 8]



Project: City of Austin Environmental Assessment
Site: Regents School of Austin West Campus Tract
Location: 3230 Travis Country Circle, Austin, Travis County, Texas 78735
Date Taken: May 19 and 20, 2010
Photographer: Michael Trojan, CPG

Description: View of the water well/well house near the southeastern corner of the West Campus tract.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 6]



Project: City of Austin Environmental Assessment
Site: Regents School of Austin – West Campus Tract
Location: 3230 Travis Country Circle, Austin, Travis County, Texas 78735
Date Taken: May 19 and 20, 2010
Photographer: Michael Trojan, CPG

Description: Typical view of the northwest-to-southeast trending ephemeral drainage way on the West Campus tract. Photograph taken near the center of the creek on the tract facing upstream (northwest).

YES – SOS water quality is required for development of the property and the variance will still require compliance with SOS water quality controls.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

N/A – no development is proposed in the CWQZ or the WQTZ.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

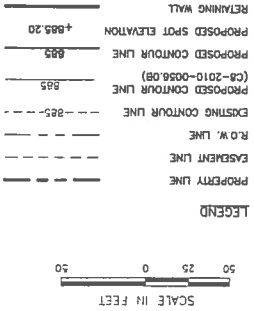
N/A – no development is proposed in the CWQZ or the WQTZ.

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A – no development is proposed in the CWQZ or the WQTZ.

****Variance approval requires all above affirmative findings.**

- 1 THE TOPS OF ALL SITE WALLS NOT DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MIN. OF 6" ABOVE FINISHED/EXISTING GRADE UNLESS OTHERWISE NOTED
- 2 ALL PROPOSED SITE WALLS SHALL INCLUDE A MIN. 4" HIGH HANDRAIL ATTACHED TO THE TOP THE ENTIRE LENGTH OF THE PROPOSED WALL SEE DETAILS SHEETS FOR HANDRAIL DETAILS
- 3 ALL FINAL WALL DETAILS SHALL BE PROVIDED BY THE OWNERS STRUCTURAL ENGINEER



NOTE: RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 100.2.5)

CAUTION!
CONTRACTOR SHALL LOCATE ALL UTILITIES BOTH HORIZONTALLY AND VERTICALLY,
PRIOR TO ANY SITE WORK BEING DONE. THE DESIGN ENGINEER WILL NOT BE
RESPONSIBLE FOR DAMAGE TO ANY UTILITY, OR ANY CONFLICTS THAT MAY ARISE

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Revision 2:			
Revision 3:			
Revision 4:			

REGENTS WEST CAMPUS
SITE GRADING - PHASE 2
3231 TRAVIS COUNTRY CIRCLE
AUSTIN, TEXAS 78735

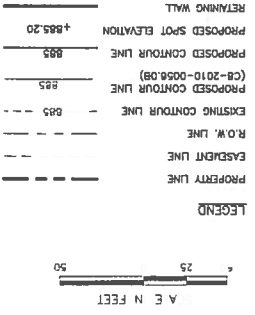
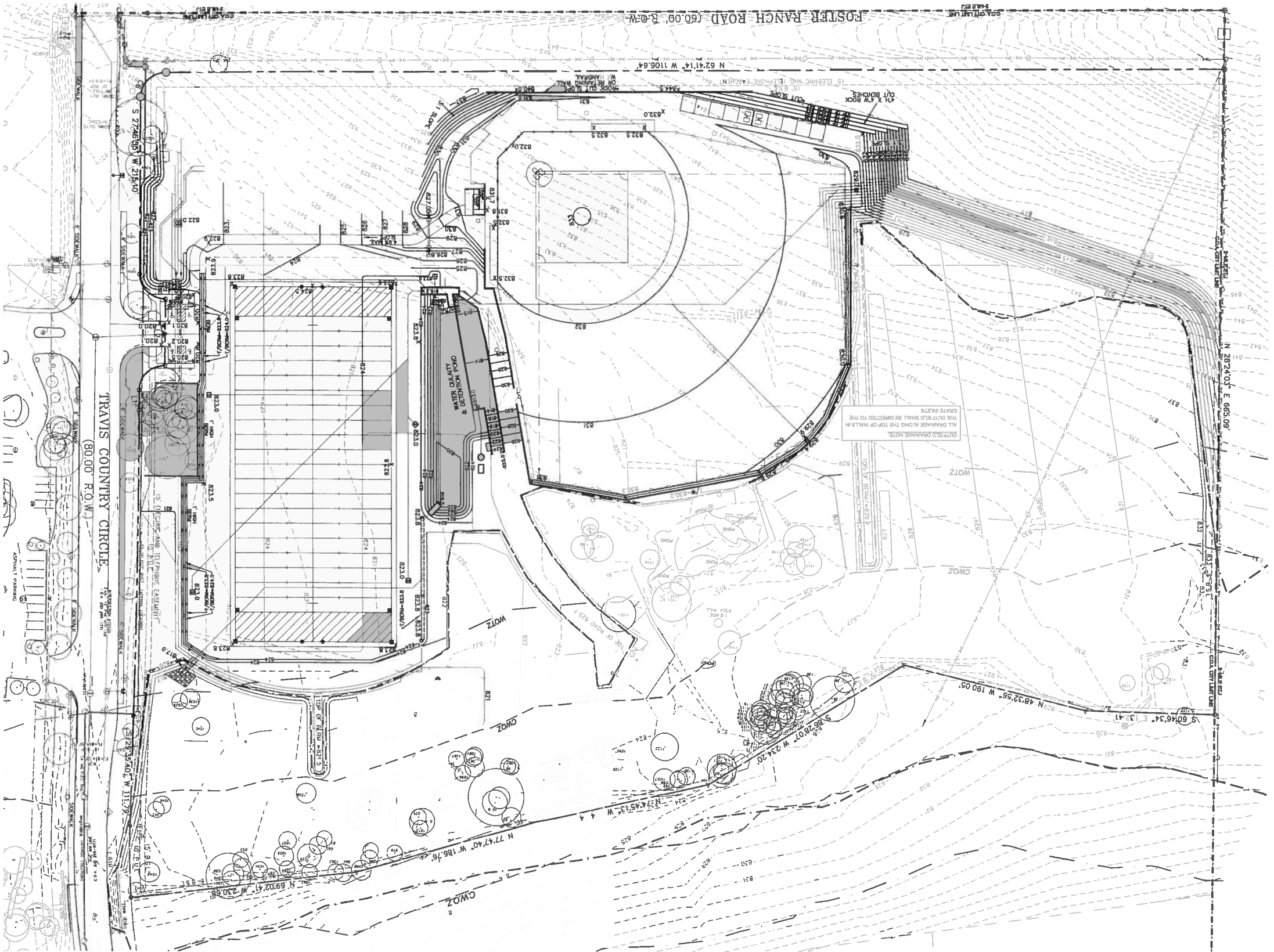
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CONSULTING ENGINEERS
CITY OF IRM (EEO, ADEP)
8333 Cross Park Drive
AUSTIN, TEXAS 78754
OFFICE: 512.459.4734 FAX: 512.459.4752
info@hp-eng.com

HPE



SITE WALL NOTES:

- 1 THE TOPS OF ALL SITE WALLS NOT DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MIN OF 6" ABOVE FINISHED/EXISTING GRADE UNLESS OTHERWISE NOTED.
- 2 THE ENTIRE LENGTH OF THE PROPOSED WALL SHALL INCLUDE A MIN 4' HIGH HANDRAIL ATTACHED TO THE TOP OF THE WALL.
- 3 ALL FINAL WALL DETAILS SHALL BE PROVIDED BY THE OWNERS STRUCTURAL ENGINEER



CUT SLOPEROCK WALL NOTE:
ALL CUT SLOPES SHALL BE ANALYZED BY A GEOTECHNICAL ENGINEER TO VERIFY STABILITY OF EXISTING ROCK FACE. IF ROCK FACE IS DETERMINED TO BE UNSTABLE - A GEOGRID ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 106.2)

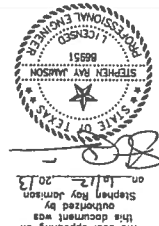
NOTE: RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 106.2)

CAUTION 1
CONTRACTOR SHALL LOCATE ALL UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO ANY SITE WORK BEING DONE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY OR ANY COLLISIONS THAT MAY ARISE.

SITE PLAN APPROVAL
FILE NUMBER: SP-2012-0427C
APPROVED BY COMMISSION ON: [Signature]
CHAPTER 25F OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (06/01/2015): [Signature]
PROJECT EXPIRATION DATE (06/01/2015): [Signature]
RELEASED FOR GENERAL COMPLIANCE: [Signature]
RECEIVED FOR GENERAL COMPLIANCE: [Signature]

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A GUARANTEE OF ALL DATA INFORMATION AND CALCULATIONS SUBMITTED BY THE APPLICANT. THE ENGINEER OR RECORDING ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLEteness OF THEIR SUBMITTALS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLEteness OF THEIR SUBMITTALS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLEteness OF THEIR SUBMITTALS.

15 of 48 SHEET
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Revision 2:
Revision 3:
Revision 4:



REGENTS WEST CAMPUS
SITE GRADING - PHASE 1
3231 TRAVIS COUNTRY CIRCLE
AUSTIN, TEXAS 78735

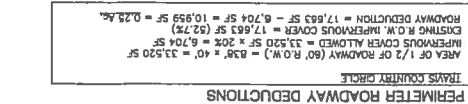
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hpe@hpe-eng.com

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CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
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C1	76.00	72.01	52.52	S 26.45° E	71.98
C2	1004.00	11.06	003.49	S 26.45° E	11.06
C2	1004.00	11.14	003.49	S 26.45° E	11.14
C3	1004.00	288.44	017.32	S 26.45° E	288.43
C3	25.00	39.06	87.34	S 27.33° E	35.22
C4	25.00	39.06	87.34	S 27.33° E	35.22
C4	25.00	39.46	87.34	S 27.32° E	35.49
C5	25.00	39.46	87.34	S 27.32° E	35.49
C6	25.00	39.07	88.31	S 27.33° E	35.21

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2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICAL, PRIOR TO BEGINNING ANY OTHER WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE PLANS AND EXISTING UTILITIES IN THE FIELD. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY RE-WORK AS A RESULT OF SUCH DISCREPANCY UNLESS ENGINEER IS NOTIFIED PRIOR TO BEGINNING ANY OTHER WORK.



Net Site Area (subtotal) = 12.737 Acres
 Area of Uplands with Slopes 25 - 35% = 0.039 Acres
 $\text{Area of Uplands with Slopes 15 - 25%} = 0.238 \text{ Acres}$
 $\text{Area of Uplands with Slopes 0 - 15%} = 12.453 \text{ Acres}$
 Net Site Area Calculation:
 Upland area (Gross area minus total deductions) = 12.730 Acres
 Deduction subtotal = 0.540 Acres
 Wetland/interior riparian areas = 0 Acres
 Wetland quality transition zone (WQTZ) = 2.667 Acres
 Critical wetland quality zone (CWQZ) = 2.643 Acres
 Site Deductions: 10.87 Acres
 Total gross site area = 12.737 Acres

EXISTING TREE

EXISTING CONTOUR LINE

R.O.W. LINE

EASMENT LINE

PROPERTY LINE

LEGEND

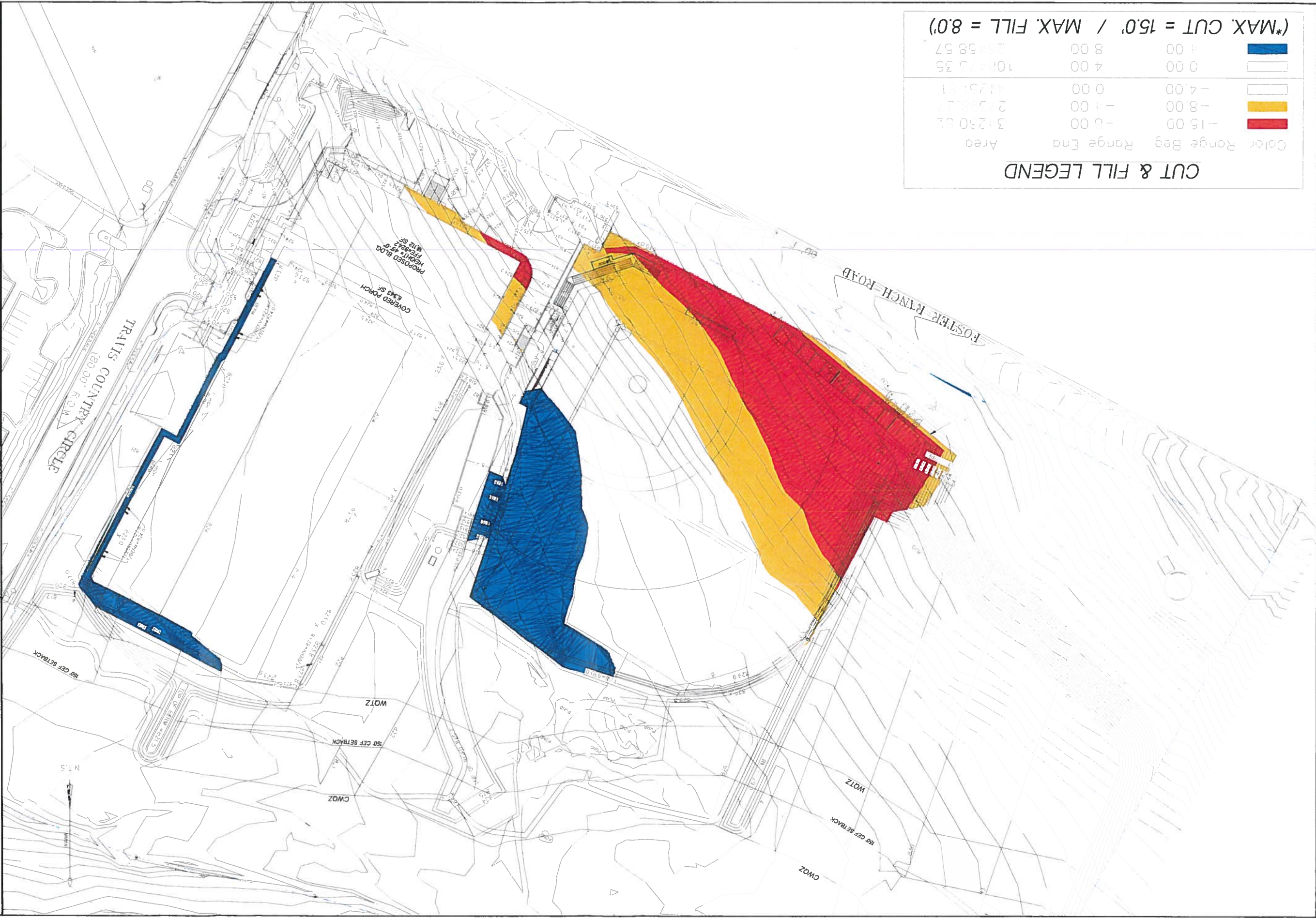
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FOOT

The seal appearing on this document was authorized by Stephen Roy Jamison on 7/30/2013.

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sho@hnp-eng.com

CUT & FILL LEGEND				
Color	Range Beg	Range End	Area	
	-15.00	-5.00	3+250.82	
	-8.00	-4.00	2+598.37	
	-4.00	0.00	4+351.81	
	0.00	4.00	10+473.35	
	4.00	8.00	28+58.57	
	4.00	10.00		
(*MAX. CUT = 15.0' / MAX. FILL = 8.0')				



REGENTS WEST CAMPUS
CUT - FILL EXHIBIT
3231 TRAVIS COUNTRY CIRCLE
AUSTIN, TEXAS 78735

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SHEET
01 of 01